

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		LAKE ST, ARLINGTON

OWNERSHIP

Owner 1:	WNOROWSKI JAMES J &			
Owner 2:	LEHMANN SARAH			
Owner 3:				
Street 1:	32 LAKE ST UNIT 1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MAILLAR KENNETH M & BARBARA B -		
Owner 2:	-		
Street 1:	32 LAKE ST UNIT 1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1885, having primarily Clapboard Exterior and 2319 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

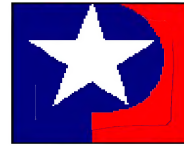
Total Card /

Total Parcel

1,014,500

1,014,500

1,014,500



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	4783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	1,014,500			1,014,500		240570
							GIS Ref
							GIS Ref
Total Card	0.000	1,014,500			1,014,500		Entered Lot Size
Total Parcel	0.000	1,014,500			1,014,500	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:		437.47	/Parcel: 437.47	Land Unit Type:	06/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	1,014,500	0	.		1,014,500		Year end	12/23/2021	<div>PRINT</div> <div>DateTime</div>		
2021	102	FV	985,900	0	.		985,900		Year End Roll	12/10/2020			
2020	102	FV	971,600	0	.		971,600	971,600	Year End Roll	12/18/2019			
2019	102	FV	846,000	0	.		846,000	846,000	Year End Roll	1/3/2019	12/30/21	19:30:43	
2018	102	FV	750,800	0	.		750,800	750,800	Year End Roll	12/20/2017	<div>LAST REV</div> <div>DateTime</div>		
2017	102	FV	686,400	0	.		686,400	686,400	Year End Roll	1/3/2017			
2016	102	FV	719,100	0	.		719,100	719,100	Year End	1/4/2016			
2015	102	FV	655,400	0	.		655,400	655,400	Year End Roll	12/11/2014	06/07/18	15:58:12	
												danam	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 1885	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 6			BRs: 3			Baths: 3			HB 1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.10278130
Const Adj.:	1.01959801
Adj \$ / SQ:	342.940
Other Features:	129814
Grade Factor:	1.21
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1063393
Depreciation:	48916
Depreciated Total:	1014477

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 005.A-0002-0001.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,319	342.940	795,270
Net Sketched Area:		2,319	Total:	795,270
Size Ad	2319 Gross Area		2319 FinArea	2319

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
78						
78						
19						

IMAGE

AssessPro Patriot Properties, Inc

